CHANGE TO THE CONTROL OF THE CONTRO			
Baltimore County Zoning Commissioner Office of Planning & Zoning	PETITION FOR SPECIAL EXCEPTION 310 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	90-467-X MCKEE & ASSOCIATES, INC. 310	\$ 76.45
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353	The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the	Engineering - Surveying - Real Estate Development	CERTIFICATE OF PUBLICATION
J. Robert Haines Zoning Commissioner	. i	SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030	The Sealing Countestoner of Bellimore Courty, by authority of
June 13, 1990	herein described property for a service garage use pursuant to BCZR Section 253.2.B.3 in accordance with the plat and legal description	Telephone: (301) 527-1555 Focsimile: (301) 527-1563	the Zoning Act and Regulations of Beltimore County will hold a public hearing on the property leading to Brown 108 of
Deborah C. Dopkin, Esquire 405 Allegheny Avenue	_submitted_herewith,for_Unit5R	W. Mary Mary Mary Mary Mary Mary Mary Mary	the County Office Building. Io- cated at 111 W. Chesapeake Ave enue in Towson, Maryland 21204 as follows: published in OWINGS MILLS TIMES, a weekly newspaper published
Towson, Maryland 21204 Dennis F. Rasmussen County Executive RE: PETITION FOR SPECIAL EXCEPTION	Property is to be posted and advertised as prescribed by Zoning Regulations.	February 7, 1990	Publion for Special Exception Case number: 90-467-X SWS Glynowings Drive, SW in Towson, Baltimore County, Md., once in each of
SW/S Glynowings Drive, SW of Glynock Place	I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.	TO POLY OF THE PARTY OF THE PAR	Successive weeks, the first publication appearing on
4th Election District - 3rd Councilmanic District A & A Realty - Petitioner Case No. 90-467-X		DESCRIPTION OF UNIT 5R 12300 GLYNOWINGS DRIVE FOURTH ELECTION DISTRICT	A & A Fleelty Hearing Date: Tuesday, June 5, 1990 at 9:30 a.m. Special Exception: A service OWINGS MILLS TIMES,
Dear Ms. Dopkin:	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.	BALTIMORE COUNTY, MARYLAND	In the event that this Petition is granted, a building permit may be granted, a building permit may be
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been denied in accordance with the attached Order.	Contract Purchaser: Legal Owner(s): A & A Realty.	Beginning for the first at a point, said point being South 44° 03° 54° East 71 feet, more or less, and South 45° 56° 06 West 150.00 from the intersection of the southwest side of Glynowings Drive and the centerline of	appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the lessuance of said permit during this period for good cause shown. Such request must be in writing
In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within	(Type or Print Name) (Type or Print Name) By: Signature Signature	Glynock Place extended; thence running along the outline of Unit 5R the four following courses and distances: South 44° 03° 54° East 96.00 feet, South 45°	and received in this office by the charton of the hearing set above of the hearing set above of the commented at the hearing.
able, any party may file an appeal to the tounty board of appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.	VICHOLAS HNEEDOZZI, JR. (GP)	56' 06 West 75.00, North 44° 03' 54" West 96.00 feet, and North 45° 56' 06" East 75.00 feet to the point of beginning. Containing 7,200 square feet, more or less. Being known as 12300 Glynowings Drive, Unit 5R.	J. ROBERT HAINES Zoning Commissioner of Baltimore County OMT/J/5/138 May 10. PO 104563
Very truly yours,	Address (Type or Print Name) Address Signature Signature $0.00000000000000000000000000000000000$	Beginning for the second at a point, said point being South 44° 03° 54° Fast 22 feet, more or less, and South 45° 56° 06° West 259.00 feet from the	FO 104202
J. ROBERT HAINES	City and State Signature Attorney for Petitioner:	intersection of the southwest side of Glynowings Drive and the centerline of Glynock Place extended; thence running along the outline of a proposed parking	
JRH:bjs Commissioner for Baltimore County	Howard L. Alderman, Jr. 62 Gwynns Mill Ct. 36 3266501 10 92 (Tyce or Print Name) Address Phone No. 200	feet, South 45° 56' 06" West 18.00 feet, North 44° 03' 54" West 36.00 feet, and North 45° 56' 06" East 18.00 feet to the point of beginning. Containing 648 square feet, more or less. Being four parking spaces as designated for the	
cc: People's Counsel File	Owings Mills, MD 21117 City and State City and State	above mentioned Unit 5R.	
F I I G	Levin & Gann, P.A. Suite-113, 305 W. Chesapeake Ave. tract purchaser or representative to be contacted	Beginning for the third at a point, said point being North 44° 03' 54" West 32 feet, more or less, and South 45° 56' 06 West 275.00 feet from the the intersection of the southwest side of Glynowings Drive and the centerline of	
	Towson, MD 21204 Howard L. Alderman, Jr. Esq. City and State Name Levin & Gann, P.A. Suite 113	Glynock Place extended; thence running along the outline of a proposed parking area the four following courses and distances: South 44° 03' 54" East 108.00 feet, South 45° 56' 06 West 18.00 feet, North 44° 03' 54" West 108.00 feet and	
·	Attorney's Telephone No.:	North 45° 56° 06" East 18.00 feet to the point of beginning. Containing 1,944 square feet, more or less. Being 12 parking spaces as designated for the above mentioned Unit 5R.	
	ORDERED By The Zoning Commissioner of Baltimore County, this day of April, 1990_, that the subject matter of this petition be advertised, as		
	required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning		
	Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of		
	A. M.		Baltimore Count P
	FILED 3/13/90 BY JAN J. Robert Jaines SEE LTR FOR TIME + DAY (PER HOWARD ALD.) Zoning Commissioner of Baltimore Country	Baltimore County Zoning Commissioner County Office Building Account: R-001-6150	Zoning Commissioner ,
	HR HRNG. ECO.—No. 1 (OVET)	111 West Chesapeake Avenue Towson, Maryland 21204 Number No. 2930	County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 Account: R-001-6150 Number No 170
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 90 - 1/17 - Y	NEC /	Date $7/12/90$ CASE # $90-467-X$ A9100005	Date
Townson, Maryland 90 - 467 - X	Safe	APPEAL FEES QTY PRICE	H9000310
District 4 th Dete of Posting May 14-90 Posted for: Afficial Exception	Q Q Q	120 -OF A SPECIAL EXC. DRDER 1 X \$175.00	PUBLIC HEARING FEES OTY PRICE
Petitioner: A X 1 Realty		150 -POSTING SIGNS / ADVERTISING 1 X \$25.00 TOTAL: \$200.00	050 -SPECIAL EXCEPTION 1 X \$175.00
Location of property: SW/S Thy nowings Drive, SW of Thymork Place	CERTIFICATE OF PUBLICATION	LAST NAME OF OWNER: A AND A REALTY	TOTAL: \$175.00 LAST NAME OF OWNER: A AND A REALTY
front of subject property	The Zering County, by authority of Baltimore County, by authority of the Zoning Act and Regulations		
Remarks:	toublic hearing on the property identified herein in Floor 106 of the County Office Building, iocated at 111 W. Chesapestia Avenue in Towson, Manyland 21204		
Posted by A Signature Date of return: May 18 - 90 Zumber of Signature	I has tolerate all the same and	04A04#0096MICHRC \$200.00 BA C011:12AM07-12-90 Please make checks payable to: Baltimore County	B 8 146 *** 17500: a 3148F Please make checks payable to: Baltimore County
	of Glynock Place 12300 Glynowings Drive — Unit 58 4th Election District Seri Councilmants One 10	Cashler Validation:	Cashler Validation:
	Position for Special Exception Case number: 90-467-X SW/S Glynowings Drive, SW of Glynowings Drive — Unit 5R 4th Election District Srd Councilmanic Positioner(s): A & A Readity Hearing Date: Tuesday, June 5, 1990 at 9:30 s.m.	Baltimore County () [P@G@[p]{	
	Special Exception: A service garage. In the event that this Patition is granted, a building permit may be	Zoning Commisioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 Number No. 2660	
	appeal period. The Zoning Com- relationer will, however, enter ich enty request for a stay of the le-	Towson, Maryland 21204 Paris Date	
	Such request must be in writing and received in this office by the date of the hearing set above or		
	presented at the hearing. J. ROBERT MAINES Publisher Bullimore County	• €\02\40 • • €\02\40	
	CMT/J5/138 Mey 10, 232	FUBLIC HEARING FEES QTY PRICE	
		080 - POSTING SIGNS / ADVERTISING 1 A TIO1.45	
		LAST NAME OF OWNER: A AND A REALTY	
		Please make checks payable to: Baltimore County Cashler Validation:	

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 Baltimore County Zoning Commissioner Office of Planning & Zoning 90-467-X (301) 887-3353 CERTIFICATE OF POSTING J. Robert Haines Zoning Commissioner Towson, Maryland 21204 ZONING DEPARTMENT OF BALTIMORS COUNTY Re: Petition for Special Exception **BEFORE THE** (301) 887-3353 5-30-90 12300 Glynowings Drive Unit 5R * BOARD OF APPEALS J. Robert Haines Zoning Commissioner Case No. 90-467-X A & A Realty * OF BALTIMORE COUNTY 62 Gwynns Mill Court A & A Realty April 25, 1990 Owings Mills, MD 21117 Appellant Dennis F. Rasmussen County Executive Location of property 5 W/5 Glynowings Prine, SW of Glynock Place Unit IR of 12300 Glynowings Drive ************************ ATTN: NICHOLAS ANGELOZZI, JR. Re: Petition for Special Exception NOTICE OF HEARING NOTICE OF APPEAL CASE NUMBER: 90-467-X Location of Signer 5x/5 of Glynowings Drine in front of sulf SW/S Glynowings Drive, SW of Glynock Place 12300 Glynowings Drive - Unit 5R The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore Please note an appeal from the Findings of Fact and Conclusions of Law rendered by the 4th Election District - 3rd Councilmanic County will hold a public hearing on the property identified herein in Room 106 of the County Office Building Petitioner(s): A & A Realty located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows: Zoning Commissioner of Baltimore County, dated June 13, 1990 to the County Board of Appeals, HEARING: TUESDAY, JUNE 5, 1990 at 9:30 a.m. Posted by S. J. anata and forward all papers in connection therewith to the Board for hearing. The Appellant is the Petition for Special Exception Please be advised that \$ 101.45 the above captioned property. _ is due for advertising and posting of Petitioner, A & A Realty, whose address is 62 Gwynns Mill Court, Owings Mills, Maryland 21117. CASE NUMBER: 90-467-X SW/S Glyncwings Drive, SW of Glynock Place Enclosed is the appeal fee of \$175.00 along with the sign fee of \$25.00 to cover the cost of 12300 Glynowings Drive - Unit 5R THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) 4th Election District - 3rd Councilmanic RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. Petitioner(s): A & A Realty this appeal. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY
UNTIL THE DAY OF THE HEARING. HEARING: TUESDAY, JUNE 5, 1990 at 9:30 a.m. Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Bullding, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) Special Exception: A service garage. minutes before your hearing is scheduled to begin. Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set 405 Allegheny Avenue Towson, Maryland 21204 not returned. (301) 825-1099 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permi during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. ZONING OFFICE cc: Deborah C. Dopkin, Esq. cc: A & A Realty Deborah C. Dopkin, Esq. Baltimore County Baltimore County
Zoning Commissioner
Office of Planning & Zoning Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 Towson, Maryland 21204 (301) 887-3353 (301) 887-3353 J. Robert Haines Zoning Commissioner BALTIMORE COUNTY, MARYLAND J. Robert Haines Zoning Commissioner May 23, 1990 INTER-OFFICE CORRESPONDENCE Howard L. Alderman, Esquire J. Robert Haines DATE: May 23, 1990 Levin & Cann, P.A. Zoning Commissioner Suite 113, 305 W. Chesapeake Avenue Towson, MD 21204 Pat Keller, Deputy Director Office of Planning and Zoning RE: Item No. 310, Case No. 90-467-X SUBJECT: A&A Realty, Rolf Sorg, Inc., Item Nos. 310, 311, 312, 313 Petitioner: A & A Realty Petition for Special Exception In reference to the Petitioner's request, staff offers the Dear Mr. Alderman: The Zoning Plans Advisory Committee has reviewed the plans submitted Your petition has been received and accepted for filing this SW/s Glynowings Dr., SW of Glynock Place with the above referenced petition. The following comments are not Units 3, 4, and 5F cannot support these uses because they lie within 100 ft. of a street right-of-way abutting a residential zone. In such cases, uses are limited to only those permitted in Section 241 (M.R. zones). (Unit 5R of 12300 Glynowings Dr.) intended to indicate the appropriateness of the zoning action 4th day of April, 1990. requested, but to assure that all parties are made aware of plans or #90-467-X A & A Realty problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the 4th District Appealed: 7/11/90 Zoning Commissioner with recommendations as to the suitability of the Should the Petitioner's request be granted, the following conditions are offered: requested zoning. Enclosed are all comments submitted from the members of the Committee - A landscape plan shall be filed with the Deputy Director of at this time that offer or request information on your petition. If the Office of Planning and Zoning which addressed landscape similar comments from the remaining members are received, I will improvements along Glynowings Drive. All landscape treatment shall be in accordance with the Glynowings. forward them to you. Otherwise, any comment that is not informative ZONING COMMISSIONER will be placed in the hearing file. This petition was accepted for Streetscape Plan. filing on the date of the enclosed filing certificate and a hearing The Zoning Commissioner shall determine and restrict the scheduled accordingly. hours of operation. IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO Lighting of the site should be carefully regulated and directed so as not to impact the residences. MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391. - The outside storage of damaged or disabled motor vehicles shall be prohibited. If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

JED:jw

Enclosures

cc: A & A Realty

62 Gwynns Mill Court Owings Mills, MD 21117 Petitioner: A & A Realty, et al

Petitioner's Attorney: Howard L. Alderman, Jr.

PK/JL/cmm

MAY 2 4 1880

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

March 23, 1990



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 3104 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lvw

M/R SV 1930 ZONGE OFFICE

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

August 3, 1990



Baltimore County Board of Appeals County Office Building, Room 315 Towson, Maryland 21204

RE: Petition for Special Exception SW/S Glynowings Drive, SW of Glynock Place (Unit 5R of 12300 Glynowings Drive) 4th Election District, 3rd Councilmanic District A & A REALTY - Petitioner Case No. 90-467-X

Please be advised that an appeal of the above-referenced case was filed in this office on July 11, 1990 by Deborah C. Dopkin, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

J. ROBERT HAINES Zoning Commissioner

JRH:cer Enclosures

cc: Nicholas Angelossi, Jr. - A & A Realty 62 Gwynns Mill Court, Owings Mills, MD 21117

Deborah C. Dopkin - Hellman & Redmond 405 Allegheny Avenue

People's Counsel of Baltimore County Rm. 304, County Office Bldg., Towson, Md. 21204

BAUTI RE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT 3-27-90 Date

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Zoning Item #310, Zoning Advisory Committee Meeting of April 3 1990

· Property Owner: A + A Reality Location: SW/S Glynowings Drive, SWOS Glynock Place Unit 5R District: 4 Water Supply:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins. (A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new heal a care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Pesource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

()/ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations For more complete information, contact the Division of Maternal and Child Health. If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been ____, must be ____, conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental

Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980. () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

(1) Others Drainage from interior service bays is to be directed to a sanitary sewer

via an oil separator.

BUREAU OF WATER QUALITY AND RESOURCE MANAGENENT

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

APRIL 4, 1990



J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner:

A & A REALTY

Location: SW/S GLYNOWINGS DRIVE Item No.: 310 Zoning Agenda: APRIL 3, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Planting Group 4-4-90 Approved Castomw. F. Brady K Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990 Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320. For Items 309, 314, 315 and 317, the previous County

Review Group comments apply. For Item 316, a County Review Group meeting may be

For Item 321, a County Review Group meeting may be required. Neither lot has in-fee frontage to a public

> ROBERT W. BOWLING, P.R., Chief Developers Engineering Division

Petition for Special Exception SW/S Glynowings Drive, SW of Glynock Place (Unit 5R of 12300 Glynowings Drive) 4th Election District - 3rd Councilmanic District A & A REALTY - Petitioner Case No. 90-467-X

Petition for Special Exception

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None Submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (Included with ZAC comments)

Petitioner's Exhibits: 1. Two (2) Plats to accompany Petition

2. Resubdivision Plat of St. Georges Ind. Park

3. Eight (8) photographs of site

5. Photograph of Building

4. Newspaper Article

Zoning Commissioner's Order dated June 13, 1990 (Denied)

Notice of Appeal received July 11, 1990 from Deborah C. Dopkin, Attorney on behalf of the Petitioner

cc: Nicholas Angelossi, Jr. - A & A Realty 62 Gwynns Mill Court, Owings Mills, MD 21117

Deborah C. Dopkin - Hellman & Redmond 403 Allegheny Avenue Towson, Maryland 21204

People's Counsel of Baltimore County Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning Patrick Keller, Office of Planning & Zoning J. Robert Haines, Zoning Commissioner Ann M. Nastarowicz, Deputy Zoning Commissioner James E. Dyer, Zoning Supervisor W. Carl Richards, Jr., Zoning Coordinator Docket Clerk Arnold Jablon, County Attorney

Deborah C. Dopkin, Esquire May 10, 1990 Page 2

The Zoning Office wishes to clarify its position in such cases since when petitions are filed in this office, it is always the ultimate responsibility of the petitioner to be certain that a complete and accurate application is made addressing all zoning issues on the property. The petitions are routinely reviewed by the associates for completeness and proper form and suggestions may be made to the applicant so that a proper and accurate application is made addressing the zoning issues as presented at the review. Obviously the staff will endeavor to review the petition as presented to be as complete as possible with the time available, but there is no stigma or responsibility either implied or conferred upon the associates to completely correct the application and address all zoning conflicts and issues on the property.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

John L. Lewis Planning & Zoning Associate III

JLL:scj cc: A&A Realty

Petition for Special Exception SW/S Glynowings Drive, SW of Glynock Place (Unit 5R of 12300 Glynowings Drive) 4th Election District - 3rd Councilmanic District A & A REALTY - Petitioner Case No. 90-467-X

√Petition for Special Exception

Description of Property √Certificate of Posting

√Certificate of Publication

Entry of Appearance of People's Counsel (None Submitted)

√ Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (Included with ZAC comments)

Petitioner's Exhibits: √1. Two (2) Plats to accompany Petition

√2. Resubdivision Plat of St. Georges Ind. Park

 $\sqrt{3}$. Seven (7) photographs of site

 $\sqrt{4}$. Newspaper Article

√5. Photograph of Building

Joining Commissioner's Order dated June 13, 1990 (Denied)

√ Notice of Appeal received July 11, 1990 from Deborah C. Dopkin, Attorney on behalf of the Petitioner

cc: Nicholas Angelossi, Jr. - A & A Realty 62 Gwynns Mill Court, Owings Mills, MD 21117

a 9

Deborah C. Dopkin E Hellman & Redmond 405 Allegheny Avenue Towson, Maryland 2/204

People's Counsel of Baltimore County Rm. 304, County Office Bldg., Towson, Md. 21204

Baltimore County

(301) 887-3353

J. Robert Haines
Zoning Commissioner

Zoning Commissioner

Office of Planning & Zoning

Howard Alderman, Jr., Esquire

305 W. Chesapeake Avenue

Re: A & A Realty

Item Nos. 310, 311 and 312

Withdrawal of Appearance

Towson, Maryland 21204

Dear Mr. Alderman:

Towson, Maryland 21204

Levin and Gann

Request Notification: P. David Fields, Director of Planning & Zoning Patrick Keller, Office of Planning & Zoning J. Robert Haines, Zoning Commissioner Ann M. Nastarowicz, Deputy Zoning Commissioner James E. Dyer, Zoning Supervisor W. Carl Richards, Jr., Zoning Coordinator Docket Clerk Arnold Jablon, County Attorney

a 🚳

March 29, 1990

for Baltimore County

90-467-X

Dennis F. Rasmussen
County Executive

90 - 468 -X

90-469-1

8/23/90 - Following parties notified of hearing set for February 8, 1991 at

Deborah C. Dopkin, Esquire Mr. Nicholas Angelossi, Jr. People's Counsel for Baltimore County P. David Fields Pat Keller J. Robert Haines Ann M. Nastarowicz James E. Dyer W. Carl Richards, Jr. Docket Clerk - Zoning

Arnold Jablon, County Attorney

10:00 a.m.:

1/25/91 - Above parties notified of POSTPONEMENT at request of Counsel for Petitioner/ Appellant. No reset date.

10/3/91 - Above parties notified of hearing set for November 1, 1991 at 10:00 a.m.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

May 10, 1990



Deborah C. Dopkin, Esquire Hellman & Redmond 405 Allegheny Avenue Towson, MD 21204

> RE: Property of A&A Realty Item Numbers 310, 311 and 312 Hearing Numbers 90-467-X, 90-468-X and 90-469-X SW/S Glynowings Drive, SW of Glynock Place 12300 Glynowings Drive (Units 5R, 4/5F and 3F) 4th Election District

Dear Ms. Dopkin:

This letter is to inform you that after a close review of the above referenced zoning petitions, it has come to the attention of this office that there are conflicts which have not been addressed in the petitions. S.253.4 of the Baltimore County Zoning Regulations restricts uses to those permitted and as limited by S.241 (which does not permit the proposed service garage uses by right or special exception) when said uses are located within 100 feet of a residential zone boundary or the right-of-way of any street abutting such a boundary. The petitions have been advertised prior to this date and, therefore, cannot be revised without new advertisement in two local papers. The petitions may, therefore, be postponed awaiting revision or you may choose to continue with the upcoming hearings with the understanding that these issues must be satisfactorily addressed.

Baltimore County
Department of Permits and
Development Management

Permits and Licenses County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 (410) 887-3900 Fax: (410) 887-2824

January 26, 1996

Geoffrey C. Schultz Vice President McKee & Associates, Inc. Shawan Place, 5 Shawan Road Hunt Valley, Maryland 21030

> RE: Unit 7R 12300 Glynowings Drive 4th Election District

Dear Mr. Schultz:

Your letter to Arnold Jablon, Director of PDM has been referred to me for reply. Your request is to allow a reconfiguration of parking spaces as shown on the submitted "updated" site plan, (the number of parking spaces provided exceeds that required). As such, this request has been approved as being within the spirit and intent of granted zoning special exception case nos. 87-514-X, 88-252-X and 90-467-X.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

John J. Sullivan, Jr. Planner II Zoning Review

JJS/jnw

c: Zoning Case #87-514-X #90-467-X

LAW OFFICES LEVIN & GANN A PROFESSIONAL ASSOCIATION 305 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

301-321-0600 FAX 301-296-2801 March 21, 1990

HOWARD L. ALDERMAN, JR. JUDITH 5. GANN+ MARC C. GANN* MAYER E. GUTTMAN EDWARD B. STEINBERG *ALSO ADMITTED IN DC

CALMAN A. LEVIN

STANFORD G. GANN®

MELVIN A. STEINBERG

JULIUS W. LICHTER

ROBERT L. PRELLER

CAROLE S. COULD

BRIAN J. FRANK

MICHAEL J. KANDEL

ANDREW R. SANDLER

RANDOLPH C. KNEPPEI

SIDNEY WEIMAN

*ALSO ADMITTED IN NEW YORK J. Robert Haines, Esquire Zoning Commissioner for Baltimore County 111 West Chesapeake Avenue Towson, Maryland 21202

RE: A&A Realty Item Nos. 310, 311, and 312 Withdrawal of Appearance

Dear Commissioner Haines: On Tuesday, March 13, 1990, I filed Petitions for Special Exception in the above-referenced item numbers. Since the date

of that filing our firm has identified a potential for conflict of interest under Rule 1.7 of the Maryland Rules of Professional Conduct. I have notified previously A&A Realty of this conflict of interest and have suggested to them the name of alternate counsel. As noted below A&A Realty will also be receiving a copy of this letter.

Thank you for cooperation in this matter.

Very truly yours,

ELLIS LEVIN (1893-1960)

BALTIMORE OFFICE

900 MERCANTILE BANK & TRUST BUILDING

2 HOPKINS PLAZA

BALTIMORE, MARYLAND 21201

301-539-3700

TELECOPIER 301-625-9050

CARROLL COUNTY OFFICE

1137 LIBERTY ROAD

90-467-X3

MAR 26 1990

90-468-X

90-469-X

SYKESVILLE, MD 21784

cc: A&A Realty

HLA/ls

Printed with Soybean Ink
on Recycled Paper

I am in receipt of your letter dated March 21, 1990 regarding the

above matter. I would appreciate your advising this office, if possible,

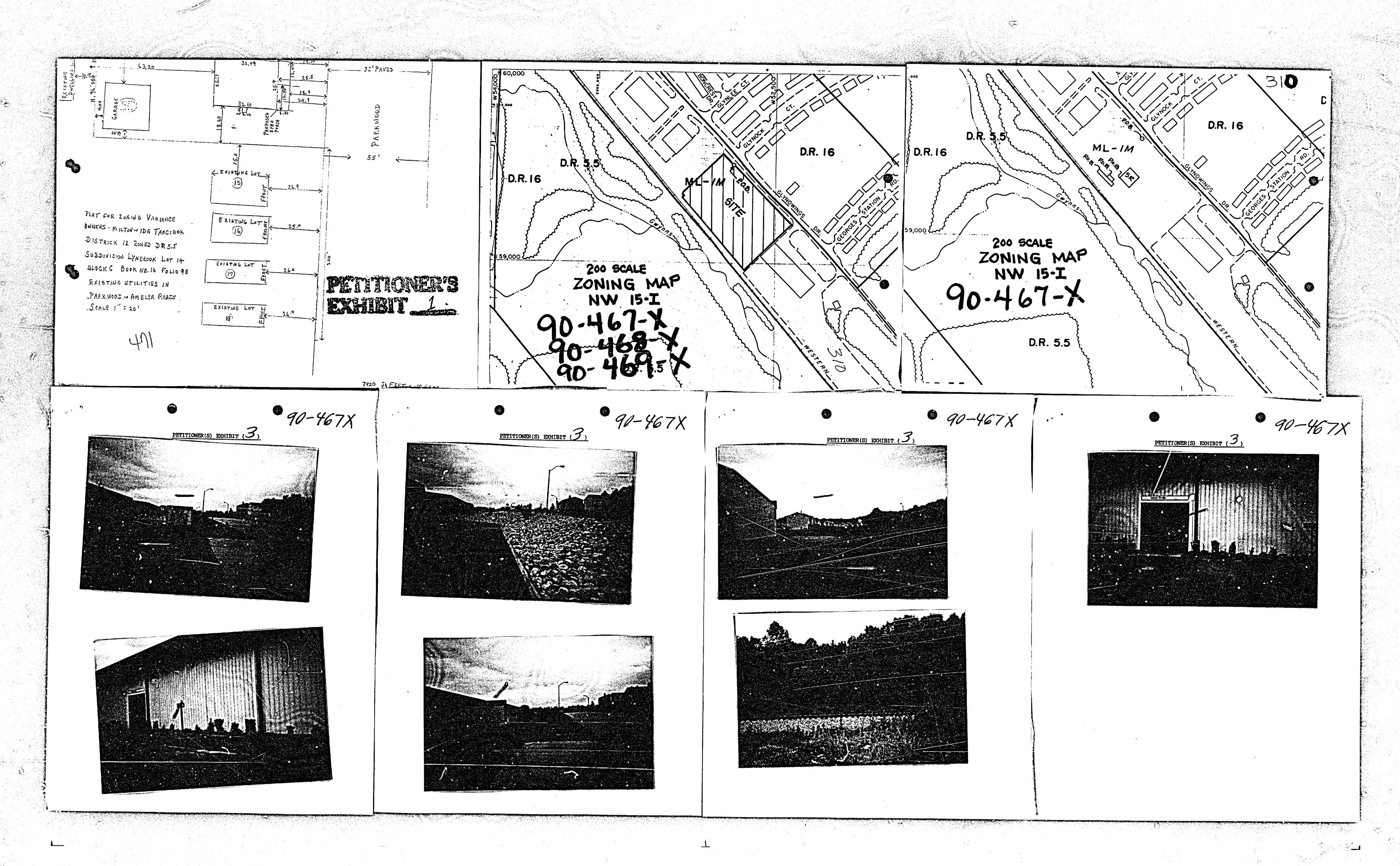
the new attorney who will be handling A & A Realty's case.

							RESTERSTOWN • OWINGS LE GLYNDON
BALTIMORE OFFICE	law offices LEVIN & GANN	ELLIS LEVIN (1893-1960)		N & REDMOND			CHAMBER OF COMMERCE
MERCANTILE BANK & TRUST BUILDING 2 HOPKINS PLAZA 9TH FLOOR	A PROFESSIONAL ASSOCIATION 305 W. CHESAPEAKE AVENUE	CARROLL COUNTY OFFICE	405 ALL	EGHENY AVENUE	Rosolio and Silverman, P. A.		Established 1949
BALTIMORE, MARYLAND 21201 301-539-3700 TELECOPIER 301-625-9050	TOWSON, MARYLAND 21204 301-321-0600	N37 LIBERTY ROAD SYKESVILLE, MD 21784	Telephor	MARYLAND 21204 we (301) 825-1099 301) 828-4120	SUITE 220, NOTTINGHAM CENTRE 502 WASHINGTON AVENUE	OFFICERS AND DIRECTOR Wanda Nesbitt, President O'Conor, Piper & Flynn	PECHIVE
Tractor and sor-responsi	FAX 301-296-2801	90-467-X	STANLEY H. HELLMAN PAUL J. REDMOND	Of Counsel	TOWSON, MARYLAND 21204 TELEPHONE 301-339-7100 DEBORAH C. DOPKIN FAX NO. 301-339-7107	Robert Frank, Vice President Blitz, Frank & Blitz Gordon Harden, Jr.,	
HOWARD L. ALDERMAN, JR.	April 16, 1990	90 - 468 - X 90 - 469 - X	RICHARD V. LYNAS	April 25, 1990	November 7, 1991	1st Vice President Gordon K. Harden & Son Carlyle Montanya, Jr., 2nd Vice President	May 24, 1990 MAY 29 1990
		and the state of t				Gettier-Montanye, Inc. Ed Kelley, Trassurer Edward H. Kelley, GPA, PA	ZONING OFFICE
		RESULVEN	Ms. Gwen Stephens Baltimore County Office of Zoning		County of Board of Appeals 111 West Chesapeake Avenue	Olusola Sariki, Secretary The Rouse Company	Robert J. Haines, Zoning Commissioner County Office Building, 1st Floor
J. Robert Haines, E Zoning Commissioner	r for Baltimore County	APR 17 1990	111 W. Chesapeake Avenue Towson, Maryland 21204		Towson, Maryland 21204	John Salony, Past President Reisterstown Federal Savings Ba DIRECTORS 3 Years	111 W. Chesapeake Avenue Towson, Maryland 21204
111 West Chesapeake Towson, Maryland 2	e Avenue 21204	ZONING OFFICE	Re: A & A Realty		Re: Petitions for Special Exception Case Nos. 90-467-X, 90-469-X	Ethel Larrabee Riparius Development Corporation Tom James	110 110 110 110 110 110 110 110 110 110
RE: A&A Realty Item Numbers 3	310, 311 and 312		Petitions for Special Exception Items No. 310, 311, 312		Gentlemen:	Levan, Schimel, Richmen & Beim John Schuster Schuster Enterprises, Inc.	nem, PA and 90-469-X Dear Mr. Haines:
Dear Commissioner H			Dear Ms. Stephens:		In accordance with your direction following the hearing on the above-captioned matters on Friday, November 1, 1991, I am	Paula Woetner Signat Bank 2 Years	It has come to our attention that one of our
I have received Withdrawal of Appear	ed your letter of March 2 arance in the above-refer	29, 1990 regarding my	above captioned zoning matters. I would app	el representing the Petitioner A & A Realty in the preciate your notifying me of all actions concerning	transmitting herewith an Order granting the referenced petitions and making the uses subject to the terms, conditions and restrictions set	Pete Daley Yaffe & Company, Inc.	members has three special exception petitions pending for three service garage uses within the St. George's
indicating that, at	lved a letter from Debora : mv suggestion. A&A Real	ah C. Dopkin, Esquire	these items. Thank you.	-	forth in the Agreement with the community. I believe you will find this in order, but if I may be of	Tony Mammarella Northwest Branch - Catonsville Community College Joe Matricciani	Industrial Park. The subject properties are existing space within a warehouse facility which already houses two service garages.
nobkin to lebieseut	them in the above-refer ther information in this	renced matters Should		Sincerely,	further assistance, please contact me. Thanking you in advance for your attention to this matter, I am	McManus & Matricolani Norman Meekins Meckins Construction, Inc.	The Board of Directors of the Reisterstown/ Owings
KIIOW.	Vor	mr tamili norma		Deborah C. Dopkin	Very truly yours,	Craig Piette Nature's Wey Landscaping Charles Winkelmen	Mills/Glyndon Chamber of Commerce considered this matter and voted to support these petitions with
	ver	ry truly yours,		Deboran C. Dopkin	ROSOLIO AND SILVERMAN, P.A.	Signs By Tamarrow 1 Year	restrictions to mitigate their impact on the adjoining residential community.
	How	ward L. Alderman, Jr.	cc: Nick Angelozzi		Deburah C. Dopkin	Lou Fritz No Frits Fritz Car Rentals Pitesville Auto Body	Restrictions the Chamber feels might be important include:
HLA/ls			Howard Alderman, Esquire			Rev. Frederick J. Hanna All Seints Episcopal Church Paul Reimondl Raimondl's Florists	1. That the service garage primarily serve the
					DCD/keb	i.ou Santoni SVJ Marketa, Inc.	industrial uses and related activities in the surrounding area;
				RECEIVED	Enclosures cc: Mr. Nicholas Angelozzi	Cethi Whitcomb T.E.C. Electrical Services, Inc.	That no vehicles be stored outside after work hours;
4/24/90 - Called	C. Mrs. Daphines to tation. She will of Appearance of	confum		APR 26 1990		Brends L. Crabbs Executive Oirector	3. That the property comply with applicable standards
regresent	tation. She will	forward	LETR0382,DCD	ZONING OFFICE			for landscaping as set forth in the Baltimore County Landscape Manual and that a landscape plan
Entry	of Gyparance.		i	LOIMING CITIOL			be submitted for review and approval to the County;
					SS:IIIIA 8- 40N 18		4. That the general and usual hours of operations be limited to regular business hours;
					TREALINGS ALTINOS		rimited to legitar business nours;
						Exec	cutive Offices: 10451 Mill Run Circle • Sulte 400 • Owings Mills, Maryland 21117 (301) 356-8830
Bonita Community,	·				led for May 4. However, Called the contract a basic disagree and "I'm not setting the standard (of them."		MAIND
632 Glynock Place Reisterstown, Mary		Q			isband and father of two, es a boycott of High's "Each year, (Trionfo and AFA) in- es a boycott of High's "Each year, (Trionfo and AFA) in- troduce legislation against these maga- munity). I think once people are with the highest	readership of	MAINIA • Prush • Forth
21136		May 31,1990		90-467X	wrage the boycotting of at deals in pornographic at deals	also said 80% of	CC
				•	this me of my cheft is concerned, and wrong improved of postage		
To: Mr. Robert Hai			PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET	Baltimore President Wil- Baltimore President Wil- Although Trionfo has not applied Trionfo has also drawn a line be- "I'm just fed up,"	Trionfo said. "I	
Re: Proposed Servi	rris-Baltimore County Zo vice Garages on Glynowing	oning Commissioner gs Drive.		S) SIGN-IN SHEET	Sr. did not return repeated Although Trionfo has not applied Trionfo has also drawn a line be- pressure directly to the Maryland News tween what he considers "provocawant to be able to Distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the Maryland News tween what he considers "provocawant to be able to distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the Maryland News tween what he considers "provocawant to be able to distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the Maryland News tween what he considers "provocawant to be able to distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the Maryland News tween what he considers "provocawant to be able to distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the Maryland News tween what he considers the provocawant to be able to distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the Maryland News the considers the provocawant to be able to distributing Co., Engelman said his tive," such as the often revealing covwith my son and not applied to the maryland News the considers to the provocawant	Trionfo said. "I walk into a store t have to answer	TR Lice All
Re: Proposed Servi	rris-Baltimore County Zo vice Garages on Glynowing	oning Commissioner gs Drive.	PLEASE PRINT CLEARLY PETITIONER (S) SIGN-IN SHEET ADDRESS	Although Trionfo has not applied pressure directly to the Maryland News this temporarily out of ts, Trionfo and the or-2,000 members statewide Although Trionfo has not applied tween what he considers "provocative," such as the often revealing covers of Cosmopolitan magazine, and ridiculous questions.	Trionfo said. "I walk into a store thave to answer	
Re: Proposed Servi	ice Garages on Glynowing	oning Commissioner gs Drive. ta Community are greatly	NAME		Although Trionfo has not applied pressure directly to the Maryland News Distributing Co., Engelman said his client "would not knuckle under to the focusing more attention on Stores and News Center" Although Trionfo has not applied pressure directly to the Maryland News Distributing Co., Engelman said his client "would not knuckle under to the client "would not knuckle under to the client "tween what he considers "provocative," such as the often revealing covers of Cosmopolitan magazine, and ridiculous questions. County offers trees to Glynowings residence to the client "I'm just fed up, "I'm just fed up, "want to be able to with my son and not ridiculous questions."	Trionfo said. "I walk into a store thave to answer	
Re: Proposed Serving Dear Mr. Harris,	rice Garages on Glynowing	gs Drive.	NAME NICHOLAS ANGELOZZI, JR. James W. Mckee	619 PICCADILY Rd-21204 5 SHAWAN 20 HUNT VALLEY	Although Trionfo has not applied pressure directly to the Maryland News Distributing Co., Engelman said his client "would not knuckle under to the focusing more attention rm Stores and News Center the round out the big three retail sales of adult maga- Although Trionfo has not applied pressure directly to the Maryland News Distributing Co., Engelman said his client "would not knuckle under to the tween what he considers "provocative," such as the often revealing covers of Cosmopolitan magazine, and ridiculous questions. County offers trees to Glynowings Test landscape plan specially designed to change the barren image of Glynowings followed their recommendation of the considers "provocative," such as the often revealing covers of Cosmopolitan magazine, and ridiculous questions.	Trionfo said. "I walk into a store to have to answer." Lents h" Ruppersberger commendation and	Lice All Seven Do it.
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Re: Proposed Service Dear Mr. Harris, The concerned about the Industrial Park in want this proposal 1) Does the setback as 2) What type 3) Noise Police	rice Garages on Glynowing the residents of the Bonit the proposal of Service G an Reisterstown, Maryland al passed until our quest locations of the Service allowed by Balto.Co. Code the of work will be done at	ta Community are greatly Garages in the St. Georges d.Our community does not tions are answered. e Garages have the correct e? t these locations?	NAME NICHOLAS ANGELOZZI, JR. James W. Mckee Barbara Ronsey/Inloxatiff JAKE DIKON JEFF BROWN	ADDRESS 619 PICCADALLY Rd-21204 5 SHAWAN 20 HUNT VALLEY OFFICE OF MANAGET TOUR Office of Planes & Zong 224 TIMBER CLOVE RP-RENS.	Although Trionfo has not applied pressure directly to the Maryland News Distributing Co., Engelman said his client "would not knuckle under to the 2,000 members statewide e focusing more attention mm Stores and News Center h round out the big three retail sales of adult maganer and the organization of a rea Rite Aid stores retail outlet to discontinue dult magazines and videos. is to see the distribution of c material substantially rese state and in my neightrionfo said last week after he High's picket. "I don't going to see an end, but I to see it substantially reselled some instribution of obscene malistribution of obscene malistrib	Trionfo said. "I walk into a store of have to answer." Tents Th' Ruppersberger commendation and aceful co-existence or hoods and induse planning office and lend a hand. The industrial gets industrial gets industrial gets industrial park and to beautify their Drive, and would	Server Doin 229
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